010.0	0002	0013.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 860,000 / 860,000
					USE VALUE: 860,000 / 860,000
					ASSESSED: 860,000 / 860,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	WHITTEMORE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAFFERTY MICHAEL & JEAN M
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	16 WHITTEMORE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAFFERTY MICHAEL/ETAL -
Owner 2:	LAFFERTY JEAN/TRUSTEES -
Street 1:	16 WHITTEMORE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Aluminum Exterior and 3011 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4800.000	408,800		451,200	860,000
Total Card	0.110	408,800		451,200	860,000
Total Parcel	0.110	408,800		451,200	860,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 285.62 /Parcel: 285.62

Legal Description

User Acct

8262

GIS Ref

GIS Ref

Insp Date

11/08/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 010.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	408,800	0	4,800.	451,200	860,000		Year end	12/23/2021
2021	104	FV	390,000	0	4,800.	451,200	841,200		Year End Roll	12/10/2020
2020	104	FV	390,100	0	4,800.	451,200	841,300	841,300	Year End Roll	12/18/2019
2019	104	FV	296,700	0	4,800.	479,400	776,100	776,100	Year End Roll	1/3/2019
2018	104	FV	296,700	0	4,800.	349,700	646,400	646,400	Year End Roll	12/20/2017
2017	104	FV	277,800	0	4,800.	304,600	582,400	582,400	Year End Roll	1/3/2017
2016	104	FV	277,800	0	4,800.	259,400	537,200	537,200	Year End	1/4/2016
2015	104	FV	266,100	0	4,800.	253,800	519,900	519,900	Year End Roll	12/11/2014

!938!

PRINT

Date	Time
12/29/21	19:15:51

LAST REV

Date	Time
03/13/19	07:46:01
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 938

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAFFERTY MICHAE	59532-64		7/17/2012	Convenience	1	No	No		
LAFFERTY JEAN/E	25428-122		6/22/1995		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2018	761	Insulate	4,495	C				
1/23/2018	78	New Wind	5,750	C				
10/30/2009	1085	New Wind	1,863					

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2017	Meas/Inspect	KB	Kevin B
1/21/2009	Meas/Inspect	345	PATRIOT
11/9/2000	Hearing Chag	201	PATRIOT
9/28/1999	Meas/Inspect	243	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	8262
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	451,200	Spl Credit		Total:	451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		40.3	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.02688432
Const Adj.:	0.93711418
Adj $ / SQ:	173.215
Other Features:	114556
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	684798
Depreciation:	275974
Depreciated Total:	408825

COMMENTS

UAT UNHEATED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	6	Baths:	2	HB	2				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

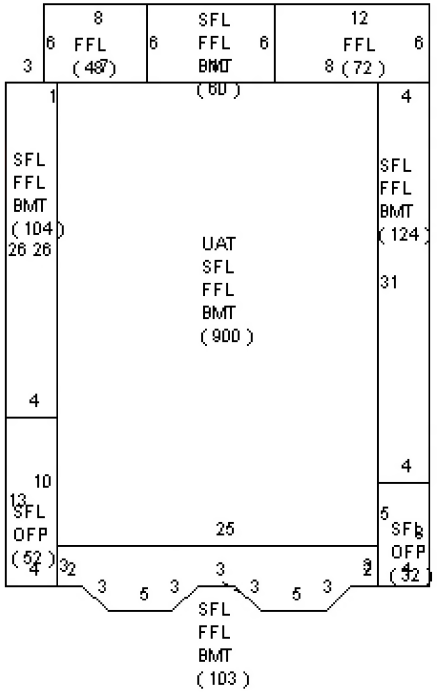
No Unit	RMS	BRS	FL
1	6	3	M
1	7	3	M
Totals			
2	13	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.22
Special Features:	0	Val/Su Net:	93.21
Final Total:	408800	Val/Su SzAd	146.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,411	173.220	244,407
SFL	Second Floor	1,375	173.220	238,171
BMT	Basement	1,291	51.960	67,086
UAT	Upper Attic	225	78.810	17,733
OFP	Open Porch	84	33.870	2,845

Net Sketched Area:	4,386			Total:	570,242
Size Ad	2786	Gross Area	5061	FinArea	3011

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	P	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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PARCEL ID

010.0-0002-0013.0

IMAGE

AssessPro Patriot Properties, Inc